BT MAKELAARS



Project Information

Building Le Carré D

Beechavenue 122 - 140
Schiphol-Rijk

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To let

Office space in Building Le Carré D at RichPort Park Schiphol-Rijk

Beechavenue 122 - 140, Schiphol-Rijk

Project description

Modern office space, total approx. 950 sq m, divided over the ground floor and the entire 2nd floor in a building with a high exposure along the N201 and N196. In the central entrance/reception area there is the possibility for a tenant to man the reception desk.

The building is adjacent to the Kruisweg on one side and the N201 on the other side.
RichPort Park Schiphol-Rijk is an office park in a well-kept environment with spacious water features and associated green areas. Several hotels are situated at the park, including the Radisson Blu, which includes several meeting facilities and a bar/restaurant.
Furthermore, CompaNanny is located nearby, which provides a nursery and day-care facility outside of school hours (compananny.nl). RichPort Park Schiphol-Rijk has a park management organisation. Characteristic of this organisation is the coordinated, joint use of several facilities on the business park.
Services such as maintenance of public and private grounds, green areas, water features, and security are taken care of by the park management on behalf of the Cooperation.

Location

The businesspark is located close to the exit of the A44/A4/A5 highway to Amsterdam, Haarlem, The Hague and Rotterdam and the N201. The location is also easily accessible from the A9 highway and Amstelveen. Schiphol Airport and the train station of Hoofddorp are only a few minutes away by car or public transport. Public transport to and from RichPort Park Schiphol-Rijk is operated by ConneXXion and R-Net. At the entrance of de park (Fokkerweg/Kruisweg crossing), within close proximity to the offices situates the “connection Schiphol Zuid” where the busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. With the ConneXXion circleline 180/181, the R-Net busline 340 and the regular busline the entire region of Schiphol, Amsterdam and Hoofddorp will be available.

Surface area

The building has a total surface area of approx. 3,850 sq m, of which currently available:
ground floor: approx. 128 sq m (unit 1.03)
2nd floor: approx. 830 sq m.
Partial letting of the 2nd floor is possible in 2 parts: approx. 566 sq m (unit 3.0)
approx. 264 sq m (unit 3.1)

Parking

The corresponding parking places are located in the parking garage or on the parking deck, both closed by means of a barrier.
The parking places can be rented based on the parking ratio of 1 parking place per approx. 40 sq m rented office space. Charging stations for electric cars are available for tenants/ visitors.

State of delivery

The building/the office space features include:
- ➞ entrance with lounge/coffee bar;
- ➞ 2 elevators;
- ➞ advanced digital access control system;
- ➞ new suspended ceilings with built-in LED lighting;
- ➞ peak cooling;
- ➞ modern sanitary facilities;
- ➞ electrically operated sun blinds;
- ➞ cable ducts for electricity and data cabling.

Furthermore, the space is delivered in a shell condition, in consultation with the landlord, the space can be delivered turn-key to the tenant if required.

The building is provided with energy label A.

Rental price

The rental price for the office space is € 150 per sq m per year excluding VAT and service charges.
The rental price for the parking places is € 900 per place per year excluding VAT.

Lessor and Lessee explicitly declare that in determining the rent, the rent level is based on the starting point that Lessee will permanently utilise a minimum percentage as determined by law (or at a later stage to be determined) of the leased space for purposes giving right to VAT deductions, so that taxed rent may be opted for.

Service charges/utility costs

The advance payment for service charges and utility costs amounts to € 55 per sq m per year excluding VAT. This is based on an advance payment; settlement will take place annually based on the actual costs incurred.

Acceptance

At short notice.

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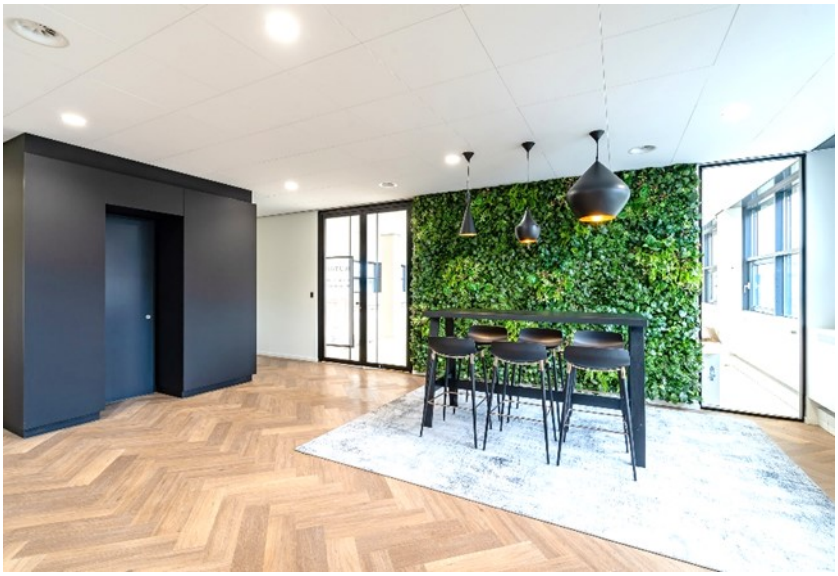


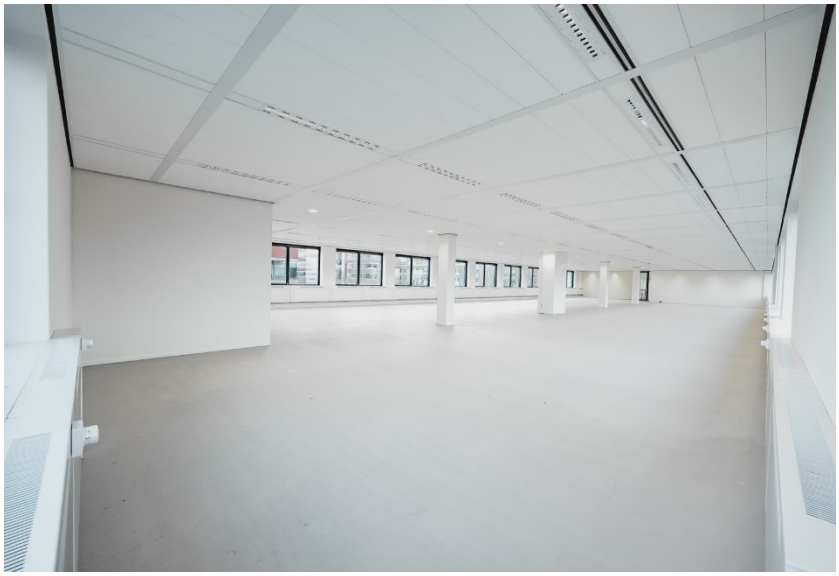






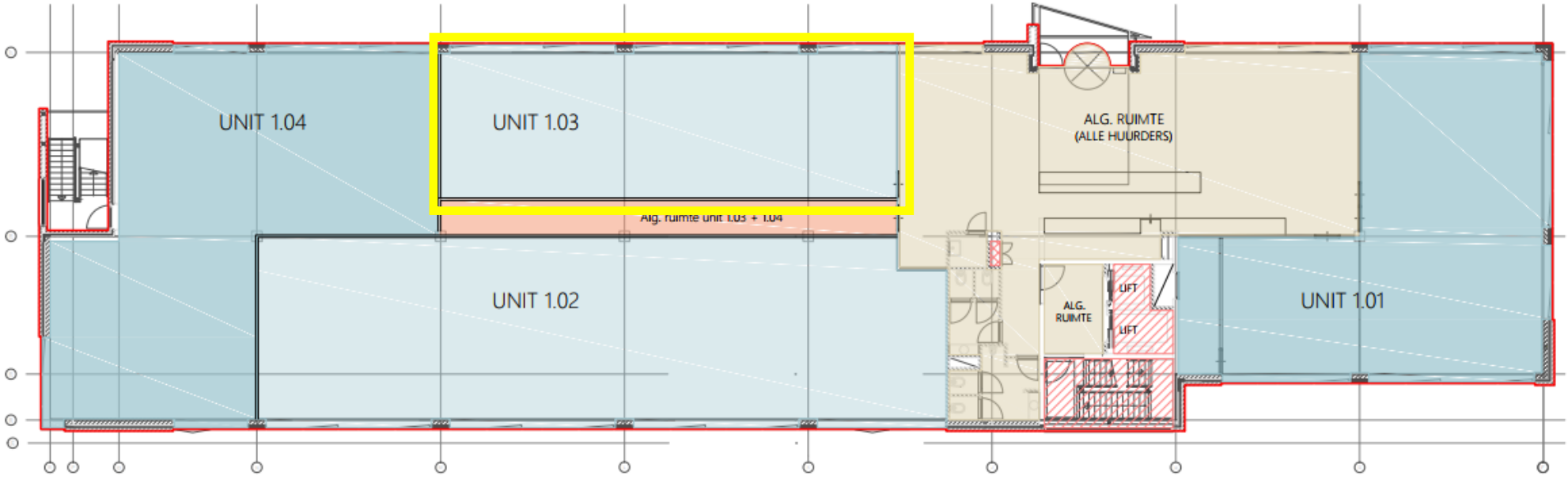












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